



**ERIC GIBSON**  
DIRECTOR

## County of San Diego

### DEPARTMENT OF PLANNING AND LAND USE

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### NOTICE OF PREPARATION DOCUMENTATION

**DATE:** January 5, 2012

**PROJECT NAME:** Star Ranch Specific Plan

**PROJECT NUMBER(S):** 3810 05-002 (SP), 3800 05-008 (GPA), 3600 05-019(R), 3100 5459RPL1 (TM)

**PROJECT APPLICANT:** Barry DeVorzon

**ENV. REVIEW NUMBER:** 3910 05-20-003 (ER)

#### PROJECT DESCRIPTION:

The proposed project consists of 453 residential units and 9.9 acres of commercial space on an existing cattle ranch consisting of approximately 2,161 acres. The proposed commercial area would be located around an existing commercial area near Cameron Corners. The proposed project also includes the dedication of biological open space, recreational parks and multi-use trails. The proposed project would retain cattle ranching operations on portions of the project site. Water and wastewater service would be provided by on-site wells and an on-site wastewater treatment plant. Please see attached Plot Plan Exhibit and Environmental Initial Study, dated January, 5, 2012, for additional details.

#### PROJECT LOCATION:

The proposed project is located at 31310 Highway 94 (near the intersection of Highway 94 and Buckman Springs Road) in the Mountain Empire Subregional Plan area of an unincorporated area of the County of San Diego.

## **PROBABLE ENVIRONMENTAL EFFECTS:**

The probable environmental effects associated with the project are detailed in the attached Environmental Initial Study. All questions answered "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" will be analyzed further in the Environmental Impact Report. All questions answered "Less than Significant Impact" or "Not Applicable" will not be analyzed further in the Environmental Impact Report.

The following is a list of the subject areas to be analyzed in the EIR and the particular issues of concern:

- Aesthetics
- Agriculture and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology & Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Noise
- Population & Housing
- Public Services
- Recreation
- Transportation & Traffic
- Utilities & Services.

## **PUBLIC SCOPING MEETING:**

Consistent with Section 21083.9 of the CEQA Statutes, a Public Scoping Meeting will be held to solicit comments on the EIR. This meeting will be held on **January 23, 2012** at the Lake Morena Community Church, 29765 Oak Drive, Campo, CA 91906, beginning at 7:00pm. For additional information, please contact Dennis Campbell at (858) 505-6380 or by e-mail at [dennis.campbell@sdcounty.ca.gov](mailto:dennis.campbell@sdcounty.ca.gov).

### **Attachments:**

- Project Regional Location Map
- Project Detailed Location Map
- Plot Plan Exhibit
- Environmental Initial Study